



Metro Nashville-Davidson County Barnes Fund for Affordable Housing FY23 Grant Policy

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Barnes Fund History

In 2013, Mayor Karl Dean and the Metro Council created Metro Nashville's first housing trust fund to leverage affordable housing developments throughout Davidson County. Named after Reverend William Barnes who worked tirelessly over five decades to improve the lives and housing conditions of Davidson County residents, the Barnes Fund continues that legacy today by granting funds to community efforts that encourage and preserve affordability. The Barnes Fund utilizes operational Metro dollars and other donations by awarding proposals that encourage the preservation or construction of affordable homeownership, rehab, and rental opportunities, as well as other supportive efforts that catalyze long-term affordability.

To address critical housing needs, the Barnes Fund supports households with incomes at or below 80% of the HUD area median income (AMI). The Metropolitan Housing Trust Fund Commission provides oversight and administration of the Barnes Fund. The Commission is dedicated to excellent stewardship and investment opportunities that both fulfill the mission of the Barnes Fund and boosts prosperity for the entire community.

Since its inception, over \$70 million dollars has been granted through the Barnes Fund to create and preserve over 2800 units of affordable housing throughout Davidson County.

Funding Information and Process

The City of Nashville and County of Davidson County operating budget allocates annual funding to the Barnes Fund at the discretion of the Mayor and Metropolitan City Council. Each year, the Metropolitan Council of Nashville and Davidson County allocates a budget comprised of operational dollars and a percentage of short-term rental tax revenue to the Barnes Fund for Affordable Housing. The Housing Trust Fund Commission, which oversees the Barnes Fund, determines the amount allocated to each 'round' of funding and utilizes an application model. Three types of projects are considered for funding:

- Affordable rental development
- Affordable homeowner development
- Rehabilitation of existing affordable homes

Summaries of previously granted applications can be found on the [Barnes website here](#). We encourage one application per organization in one category unless the applicant is a nonprofit developer partnering with a nonprofit organization. At a maximum, an organization can submit two applications. Once the application opens, questions may be submitted by the applicants to the Affordable Housing Program Manager during the question period. After the applications close, applicants may be asked to clarify aspects of their proposals at the request of the review committee prior to making a recommendation for funding to the Housing Trust Fund Commission.

All applications are reviewed by staff and by a committee of volunteer experts. All review committee members are screened for any potential conflicts of interest. If any reviewer states that they are directly associated with any applicant either professionally or personally, they are ineligible to participate in the review process. Funding guidelines and an associated scoring matrix determine project scoring and rank. Awards are made to the top scoring applications in each of the funding categories. Award adjustments may be recommended by the review committee and/or the Housing Trust Fund Commission depending on the funding available, and the number of applications received. Between 7 and 15 projects are typically selected for funding annually. However, the Barnes Fund receives, on average, about double the award request than funding available. This is a very competitive grant opportunity. Scoring feedback and suggestions for improvement can be submitted to ashley.brown2@nashville.gov after awards have been announced. Declined applicants will be offered a chance to review the declined application with the Affordable Housing Program Manager after awards are announced.

If a proposal receives an award recommendation by the Housing Trust Fund Commission in an affirmative vote, a contract between Metro and awarded applicants will be recorded through a

legislative resolution that must be passed by Metro Council. This contract outlines the invoicing procedure (draw requests) for each awarded applicant. Please note the Barnes Fund remits payment on a reimbursement schedule. All work is to be catalogued, invoiced, paid, and inspected prior to the remittance of Barnes funding.

Is Barnes Funding Right for Me?

General Applicant Requirements

- Applicant must be a 501(c)3 nonprofit, or a for-profit developer partnering with a 501(c)3 nonprofit that will utilize housing who maintains 51% control of the development.
- Nonprofits who serve their mission through housing, but whose mission is not specifically the creation or preservation of housing must partner with an experienced general contractor or other such experienced partners with development experience. This includes nonprofits seeking to grow their housing expertise.
- Homeowner and rental applicants must have good financial standing including a positive cash flow and an operating budget greater than or equal to the grant request.
- Contract terms are for 24 months, and the proposed project must be completed within that timeframe unless an approved contract extension is granted by the Commission. See policy on page 5.
- Previously funded grantees must be in good standing with the Commission based on their project completion and progress within their contract period.
- Applicants are encouraged to have multiple funding sources outside of the Barnes request.
- Homeowner and rental proposals must include Universal Design (see page 6).
- Homeowner and rental proposals must meet Sustainability Standards (See page 5).
- Although zoning is not required to apply, site control is strongly recommended. Evidence of site control includes deed in hand, a 99-year ground lease, a Metro-owned delinquent tax proposal, or a signed sales contract.
 - Prior to the use of any funds, the property must be properly zoned, and it is the sole responsibility of the Recipient to pursue any necessary rezoning or other land use change. This Grant Contract in no way serves to supersede the authority of the Metro Nashville Planning Commission or the Metropolitan Council's authority to approve or deny zoning or land use changes on the proposed property and shall not be used for such purposes.

Rental Applicant Requirements

- All Barnes-funded units must serve tenants at 60% AMI or below per the annual [HUD AMI](#) for the Nashville MSA adjusted for family size.
- Barnes-funded developments must remain affordable for the 30-year affordability term.

- Proposals must have a positive proforma within the affordability period.
- Applicants are encouraged to have strong land control for the proposed development prior to applying.
- Developer Fee must be below 20% of the total project budget request from Barnes.
- Recipient shall not increase rents during an agreed upon lease term, but such prohibition shall not apply to any renewal of the lease, nor shall it affect the portion of rent paid by another federal, state, or local program with respect to the tenant or units benefitting from the grant funds.

Rehabilitation Applicant Requirements

- All Barnes-funded rehab units must serve tenants at 80% AMI or below per the annual [HUD AMI](#) adjusted for the family size in the Nashville MSA.
- Barnes-funded rehab must have a lien and cost recapture agreement for investments of more than \$5000 per unit to address health and safety upgrades that do not unduly enrich the homeowner's property for proper accountability of invested dollars.
- Rehab work provided must have at least a 1-year warranty.
- Code violations within the scope of work must be addressed and corrected during the rehab process.
- Developer Fee must be below 20% of the total project budget request from Barnes.

Homebuyer Applicant Requirements

- All Barnes-funded units must serve tenants at 80% AMI or below per the annual [HUD AMI](#) adjusted for family size.
- Loans provided by the nonprofit must meet or exceed [FHA standards of lending](#) for homebuyers.
- Barnes-funded homes must remain affordable for the 30-year affordability term.
- Applicants are encouraged to have strong land control for the proposed development prior to applying.
- Developer Fee must be below 20% of the total project budget request from Barnes.

Funding Activities

Eligible costs include, but are not limited to:

| | |
|----------------------------------|-------------------------------|
| Down payment assistance | Developer fees |
| Appraisals | Environmental Assessment |
| Architectural/engineering fees | Financing fees |
| Capitalized Operating Reserves | Hazardous materials abatement |
| Capitalized Replacement Reserves | Inspections & Surveys |
| Closing costs | Insurance |
| Construction | Interest |
| Contingency | Option costs |
| Permits | Professional Fees |

Reimbursement of pre-development costs
Relocation
Site Development

Purchase price
Title insurance

Program funds may be used to fund housing units, residential spaces, and common areas to the extent they serve the low-income housing units and no other uses. Qualifying examples include:

- Areas for cooking, eating, bathing
- Building Lobby, corridors, stairwells, storage areas
- Management and service office space that is accessory to the housing
- Common areas that primarily benefit the residents of the development

Building Design

It is the expectation of the Commission that all proposed projects will incorporate thoughtful, appealing design and be built with high-quality, energy efficient products and systems. Neighborhoods change rapidly and it is not wholly necessary for the development to meet the exact specifications of the current housing stock. Barnes-funded designs should be sustainable, high-quality, and considerate to neighborhood character, changes, and expectations. To move in this direction, Barnes-funded projects are required to be sensitive to Universal Design and visitability standards. At least 10 of the criteria on the universal design checklist must be met to be considered for funding.

[Spring 2023 Universal Design Matrix](#)

Other Design Considerations for Narrative:

Design that incorporates innovative concepts to meet community needs ensures that the development is elevated to becoming a community asset. Rather than passively serving the need of housing, leveraged design serves residents through outstanding design concepts that meet a variety of community needs, enhance the existing fabric of the community, and/or create a platform of integration into the community through art, impact, resilience, or voice. Some examples of these design concepts [can be found here](#) and [here](#), but it is not an exhaustive list as many features of leveraged design are individual to the communities in which they are found.

Access to Public Transit is not only crucial for individuals to access high-need assets like education, employment, healthy food options, etc., but it encourages development in Nashville's transit corridors. Although immediate access within .25 miles is preferred, walkable access within even a 1-mile radius of public transportation means there will be higher-quality neighboring community assets and the potential for additional downstream economic development nearby. A list of high-transit corridors can be found below.

[High-transit Corridor Map](#)

Energy Efficiency

Energy efficiency ensures that homes withstand environmental changes and allow the resident to maintain lower costs of living. As such, all proposals awarded through Barnes are expected to meet at least 10 criteria in the Energy Efficiency and Sustainability document to be considered for funding.

[Spring 2023 Energy Efficiency & Sustainability Matrix](#)

Grant Extension Policy

Metro Nashville grant contracts must not exceed 24 months in execution. Grant extensions will be considered and granted on a case-by-case basis. No extension may exceed 12 additional months. Extension requests must be made no later than 2 months prior to the termination of the original contract to be considered by the Commission. All extensions must be voted on by the Metro Housing Trust Fund Commission. The Commission will consider the following criteria when evaluating a grant contract extension request:

- Financial standing of the development in question
- Deed and title status for the property
- Construction, zoning, infrastructure, and financial obstacles encountered during execution of the proposal

First extension requests will be considered along with other factors of the original grant proposal including the organization's history, populations served, community need. Any grant extension request longer than six months will require an additional interim report due at the halfway mark of the extension prior to the final report. Second extension requests will be considered along with the interim report of the first extension and the criteria within the extension request form. Second extensions will not be granted in cases where:

- There has been any breach of contract during proposal execution
- There is no financing in place to move forward with the development as originally proposed

All extensions, if approved by the Commission, must then be considered by the Metro Council prior to becoming effective. If approved and passed by Metro Council, the contract extension will move the termination date of the original legislation, not the extension legislation.

Contract Breach Policy

All Metro Nashville contracts are binding and begin execution once approved by the Metropolitan Council and filed by the Metro Clerk. Any failure to comply to the contents therein would constitute a breach of contract. The Metropolitan Housing Trust Fund Commission will implement the following process for any organization who breach their contract within their grant execution period. All infractions are cumulative up to 10 years for each organization and not related to individual contracts.

- First Infraction
 - The Metro Housing Trust Fund Commission will review the breach in question and determine subsequent consequences.
 - Second Infraction
 - Any grant funds spent will require return and the grant award will be rescinded for the contract in question. Prior contracts will remain effective until their termination as determined by the contract date, but any extensions may not be granted.
 - Third Infraction
 - The organization will return grant funds and be prohibited from applying in future Barnes grant funding cycles for up to 5 years as determined by the Metropolitan Housing Trust Fund Commission.
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File Retention Policy

The Barnes Housing Trust Fund will utilize a shared drive to track the progress of work and expenditure of funds and maintain thorough client and program files for at least 3 full years following the termination date of the deed restriction.

Electronic Project Management

1. Barnes Housing Trust Fund has established a shared drive to track the progress of projects and expenditure of funds.
2. Barnes Housing Trust Fund project staff are required to update the drive each time a client reaches a designated milestone in the process.
3. Barnes Housing Trust Fund staff will meet with the Housing Director at least monthly to review the progress of open contracts.
4. Barnes Housing Trust Fund staff will update the Housing Trust Fund Commission at each commission meeting of open contract progress.

Recipient Files

1. Barnes Housing Trust Fund will create a file/folder for each award recipient that includes all documentation related to the recipient and the project.
2. Recipient files will be stored at the Planning Department's Division of Housing offices and may only be removed if needed in the field.
3. At the conclusion of a project, the file/folder will be reviewed by a separate Barnes Housing Trust Fund staff person to ensure completeness.
4. To the greatest extent possible, Barnes Housing Trust Fund staff will scan the complete file to create a full electronic record.
5. At all times, Barnes Housing Trust Fund staff will take appropriate measures to safeguard client information.

Recordkeeping

1. The Barnes Housing Trust Fund will maintain all files related to the grant for at least 3 full years following the termination date of the deed restriction.
 2. Barnes Housing Trust Fund staff will conduct periodic spot audits of file keeping ensuring files are stored appropriately by recipients.
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Round 11 Parcel Donation Policy

The Tennessee Code Annotated § 67-5-2501 et seq. allows the Metropolitan Government to acquire delinquent tax-sale properties to be used by the Metropolitan Government. Tennessee Code Annotated § 7-3-314(e) further authorizes the Metropolitan Government to convey these properties to nonprofit organizations for the purposes of building affordable housing.

The Barnes Housing Trust Fund will make delinquent tax-sale lots and other land if available through the application process for funding rounds. Due to the limited number of parcels available in FY23 Spring Funding Round 11 and the competitive application process, there may be instances where two or more organizations request the same lot in their application.

If two organizations request the same lot in the application process, priority will be given to organizations in descending order of applicability:

- Single-Family Detached Dwellings
 - Homeownership and rental units for detached single-family homes will be prioritized for all delinquent tax lots.
 - In instances where two or more organizations have requested the same lot within the criterion above, preference will be given to organizations that plan to utilize the land for single-family or multi-family homeownership.
 - Organization Subsection
 - In instances where two or more organizations have requested the same lot, preference will be given to organizations applying in the small organization funding subsection to promote organizational capacity.
 - Barnes History and Standing
 - In instances where two or more organizations have requested the same lot, preference will be given to organizations that have received Barnes funding previously, remain in good standing with the Commission and have not committed any breach of Metro contract previously.
 - Application Score
 - In rare instances where two or more organizations have requested the same lot and meet all the same above criteria, preference will be given to the organization with the highest scoring application.
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FY23 Timelines and Expectations

- Applications will be released on January 16th and managed through an online application system (Momentum) which can be found through the Barnes webpage:
 - <https://www.nashville.gov/Mayors-Office/Economic-Opportunity/Barnes-Fund/Applications.aspx>
- Please complete the online application and attach the completed relevant files using the templates located on the Barnes webpage.
 - Project budget/proforma
- Please submit questions to ashley.brown2@nashville.gov by January 30, 2023.
- **Applications will close on February 20, 2023, at 11:59pm. Late applications will not be accepted.**
- The staff will conduct the internal review followed by the review committee evaluating applications from February 21 to February 28, 2023. During this review period staff will ask clarifying questions or request additional documentation by staff. A 24-hour response is expected.
- External review will begin on March 1, 2023 and conclude prior to the March Housing Trust Fund Commission meeting.
- A vote on recommended awards will be made at the March Housing Trust Fund Commission Meeting on March 28, 2023.
- Contracting with awardees will begin immediately after with a goal of a final recorded contract and associated legislation to be filed with Metro Council in May 2023.
- Unfunded applications may seek a consultation with staff to review the application in July 2023.

Funding Priorities in FY23

The Barnes Fund has committed \$13,313,262 to be awarded during the FY23 Spring round of funding. All funding requests are capped at \$3,000,000 per nonprofit with a two-year funding contract. To address barriers to equity and organizational development, \$2,662,652 of this funding will be prioritized for organizations with operating budgets below \$2,000,000. Awards in this category are capped at \$750,000. Any funding not utilized in this organization prioritization will be reallocated to the broader funding pool or reserved for the next RFP round as determined by the Housing Trust Fund Commission.

If any subsection funding is not used in full, the remainder of those funds will be applied to the larger funding pool by the discretion of the Metro Housing Trust Fund Commission. To meet the scoring threshold for funding consideration, an application must attain a minimum score of 70. Points awarded throughout the application may be awarded in full or proposals may receive partial points in the scoring matrix. Funding recommendations are made by an external review committee dependent on score if qualified proposals are selected from each of the three categories for funding (rental, rehab, and homeownership). Those recommendations are then reviewed by the Housing Trust Fund Commission for an official vote. Recommendations from the external review committee may recommend full or partial funding for any proposal depending on the pool of proposals and funding available.

In addition to the operational funding allocated to Round 11 outlined above, three additional American Rescue Plan Act (ARPA) subsections were approved for the Barnes Housing Trust Fund. The Housing Trust Fund allocated these three amounts to this funding round on December 5, 2022. An applicant may

apply for both the operational funding and ARPA funding in the same funding round for separate proposals. The same development **cannot** receive both Barnes operational funding and ARPA funding. The subsections for ARPA allocations are as follows:

- Rental Housing for Older Adults (\$6,500,000):
 - New construction or acquisition & rehab of housing for rent to persons age 62+ at or below 60% AMI.
 - All eligibility criteria from general and rental applicant requirements apply except for funding caps. There is no cap for the amount an applicant may request in this category.
- Shared Housing Improvements for Older Adults (\$1,200,000):
 - Funding for homeowners to make repairs and/or improvements to their homes to create additional living space, including developing an attached accessory dwelling unit (ADU). The funding for improvements and repairs would be available to homeowners at 80% of AMI for three purposes:
 - 1) to enable a space of the home to be rented through the Home Sharing Program;
 - 2) to create a safe space for on-site care; and/or
 - 3) to accommodate for multigenerational housing.
 - All eligibility criteria from general and rehab applicant requirements apply except for funding caps. There is no cap for the amount an applicant may request in this category.
- Co-op Housing for Families (\$7,000,000):
 - New construction of housing for families at or below 50% AMI.
 - All eligibility criteria from general and rental applicant requirements apply except for:
 - Funding caps: There is no cap for the amount an applicant may request in this category.
 - AMI: Resident income limits for participation in this category are capped at 50% AMI.

More information about these three ARPA subsections is included after the bonus point information below.

Bonus Points

Bonus points may be awarded to proposals that address the following criteria through their narrative and proposed project design. Funding priorities allow the Commission to prioritize different aspects of proposals depending on the changing housing environment for each RFP cycle. For this funding round, the Commission has chosen the following criteria for additional consideration:

➤ Diversity, Equity, Accessibility, and Inclusion (5 points)

Diversity, equity, accessibility, and inclusion are essential to the work of all organizations serving communities. Research has shown that more diverse organizations both perform better and can deliver more appropriate offerings to tenants, new homeowners, and existing homeowners with cultural humility. Housing is both deeply personal and communal, and as such applicant organizations that show a commitment to DEAI through both their work and policies internally and externally are more equipped to ensure that the housing they provide is both dignified and suitable for the populations they serve. Housing specifically has a [well-documented history of racist laws and practices](#). Thus, purposeful and

proactive policies to redress racial harms are critical to the future of housing policies. Additional information about the history of Nashville's policies and priorities were outlined in [Mayor Cooper's 2021 Affordable Housing Task Force report](#).

➤ **Deeply Affordable Housing (5 points)**

Units below 30% AMI are included in the development in a meaningful way (>10% of included units). Units below 30% AMI are some of the most difficult units to build and maintain yet are some of the most needed units in Nashville for our most underserved populations and guarantees long-term community safety net housing.

➤ **Promotion of Healthy Communities (4 points)**

Access to high quality affordable housing is widely recognized to positively impact health. Housing developments, especially those serving communities experiencing significant health disparities, should be intentionally designed to address the physical and behavioral health needs of residents. Proposals that promote healthy, stable living conditions will incorporate health-conscious features and amenities into their design. Applications that desire to create effective, sustainable health interventions will make a concerted effort to research health disparities within the community and seek input from residents, community members, and public health professionals. Developments that go above and beyond to promote healthy communities will be preventive in nature and designed to address neighborhood conditions or barriers to health resources.

Metro Public Health Department: [2021 Health Equity in Nashville Report](#)

National Center for Healthy Housing: [Housing Standards](#) & [Principles of a Healthy Home](#)

Riverside University Health System: [Healthy Development Checklist](#)

➤ **Promotion of Sustainable and Resilient Communities (4 points)**

Housing that is designed and built to operate with reduced environmental impacts and to withstand a variety of extreme weather events is demonstrated to provide environmental, economic, and social benefits to occupants, owners, neighborhoods, and entire communities. To encourage availability of such sustainable building stock and associated benefits, proposals that incorporate concepts such as resource conservation, heat mitigation, access to green space, use of more stringent building codes than currently required, access to multimodal transit options, or other measures generally accepted as sustainable or resilient in excess of what is required in the checklists for universal design and energy efficiency and sustainability may be eligible for bonus points.

➤ **Urban Zoning Overlay (3 points)**

Proposals that are planned within the Urban Zoning Overlay (UZO) will receive bonus points to address geographic high-need access to housing. To determine whether a proposal is eligible, please visit the [Planning Department Parcel Viewer here](#) and check the 'Zoning History' tab once you locate the proposed parcel by address or ID. If you see OV-UZO in the Zone Code, it is within the Urban Zoning Overlay. More information about [how to use the Parcel Viewer can be found](#)

[here](#). Any funding not utilized in this organization prioritization will be reallocated to the broader funding pool.

➤ **Disaster Zones (3 points)**

Many areas that have been damaged by natural disasters are both high-need and high-priority as they are at-risk for gentrification and/or redevelopment.

ARPA Funding Information for FY23

Housing for Older Adults

The number and proportion of the population over age 65 continues to grow. Older adults are especially vulnerable to the pressures of a heated housing market. Nashville must take care of its older adults by offering opportunities to age in their current home or within their communities. According to most recent Census data for Davidson County, approximately 52.8% of seniors (65 years and older) are housing cost-burdened, spending more than 30% of their gross income on housing costs. Nearly one-quarter (24.4%) of all senior homeowners are also cost-burdened. Of note, nearly 75% of all adults ages 65 years and older in Davidson County are homeowners. Available data suggests the need to advance housing affordability for both homeowners and renters. In addition to threats to housing security, older adults have faced disproportionate loss, illness, and loneliness during the pandemic.

| Activity | Description | Funding Pool | Eligibility Criteria |
|-----------------------------|--|---------------|---|
| Rental Housing for 62+ | New construction or acquisition & rehab of housing for rent to persons age 62+ at or below 60% AMI. | \$6.5 Million | <ul style="list-style-type: none">• All Barnes general funding requirements apply• All Barnes rental requirements apply• No funding cap per developer• Units must be for residents 62+ years of age at or below 60% AMI |
| Shared Housing Improvements | Funding for homeowners to make repairs and/or improvements to their homes to create additional living space, including developing an attached accessory dwelling unit (ADU). The funding for improvements and repairs would be available to homeowners at 80% of AMI for three purposes: 1) to enable a space of the home to be rented | \$1.2 Million | <ul style="list-style-type: none">• All Barnes general funding requirements apply• All Barnes rehab funding requirements apply• No funding cap per developer• Residents served must be 62+ years of age and be homeowners at or below 80% of AMI• Residents will be included in potential outreach for Home |

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|--|--|--|--|
| | through the Home Sharing Program; 2) to create a safe space for on-site care; and/or 3) to accommodate for multi-generational housing. | | Sharing pilot once tech platform is established <ul style="list-style-type: none"> • Applicant must have demonstrated experience serving older adults |
|--|--|--|--|

Impact

New inventory offers more affordable options and increased housing security for at-risk older adults to remain in Davidson County. Units must remain affordable for a minimum of 30 years. However, the Housing Division will work to identify publicly owned land for potential development and will utilize and encourage (if privately developed) the land trust model or ground leases to ensure long term affordability. The ability to make improvements for Shared Housing and the Home Sharing Pilot provide economic security for older adults through passive income creation, foster intergenerational social connection for older adults, and potentially offer other supports beneficial to older homeowners. Housing assisted through the Shared Housing Improvements Program will be restricted for terms consistent with the Barnes Fund policies for rehabilitation activities.

These activities will prioritize older adults age 62+ experiencing a housing crisis or other crisis that impacts housing security, such as:

- Experiencing homelessness
- One or more forced moves in the past 12 months
- Doubled-up for economic reasons or living in hotels or motels
- Severely cost burdened – paying more than 50% of their income on housing costs
- Missed one or more rent or utility payments in the past 12 months
- Received an eviction noticed an/or was evicted in past 12 months
- An individual or family who is fleeing or attempting to flee domestic violence
- Loss of employment or reduction in wages
- Reduced or limited mobility and/or disability.
- Significant increase in medical expenses
- Death of spouse or partner who assisted with living expenses.

Unless otherwise prohibited by local, state, or Federal law, these programs will be open to all at-risk older adults (defined above) regardless of immigration status.

Innovative Housing Solutions for Families

During the workgroup conversations, a resonating theme was housing needs for families. In Davidson County, 38% of all households with children under the age of 18 are earning below 60% of the area median income (AMI) and more than 2/3 of these households are cost burdened. More startling, data from the local Continuum of Care reports a record level of family homelessness, and area shelters are at capacity.

Much of the new housing inventory, including affordable housing inventory, is typically one to two-bedrooms and is not able to support a larger family. Utilizing resources to advance housing options for families has far-reaching implications for other aspects of families' and children's lives, including increased economic stability, improved health, and increased educational achievement. Data shows that students without stable housing attend school at lower rates than their peers and do not perform as well on cognitive development tests.

| Activity | Description | Amount Requested | Eligibility Criteria |
|----------------------------|--|------------------|---|
| Co-op Housing for Families | New construction of housing for families at or below 50% AMI | \$7 Million | <ul style="list-style-type: none">• All Barnes general funding requirements apply EXCEPT the units must serve families at or below 50% AMI• No funding cap per developer |

Impact

Rental co-op models decrease the barrier to entry of ownership and increase housing security. In addition to offering needed housing security, co-op housing for families below 50% of the AMI could yield positive impacts on educational outcomes, health access and job security. Units must remain affordable for a minimum of 30 years. However, the Housing Division will work to identify publicly-owned land for potential development and will utilize and encourage (if privately developed) the land trust model or ground leases to ensure long term affordability.

The program will prioritize at-risk families that are experiencing a housing crisis, such as:

- Experiencing homelessness
- One or more forced moves in the past 12 months
- Doubled-up for economic reasons or living in hotels or motels
- Severely cost burdened – paying more than 50% of their income on housing costs
- Missed one or more rent or utility payments in the past 12 months
- Received an eviction noticed an/or was evicted in past 12 months
- A family who is fleeing or attempting to flee domestic violence

- Loss of employment or reduction in wages.

Unless otherwise prohibited by local, state, or Federal law, these programs will be open to all at-risk families (defined above) regardless of immigration status.